

Suite 10 Newhall Place, Newhall Hill, Jewellery Quarter, B1 3JH



**TO LET**

Self-Contained Character Office with Separate Boardroom

**Net Internal Area: 1,225 ft<sup>2</sup> (113.80 m<sup>2</sup>)**

### Location

The property is situated on Newhall Hill in the heart of Birmingham's historic and vibrant Jewellery Quarter.

The premises are situated only a short distance from the attractive St Paul's Square and just over ½ mile from Brindley Place and Birmingham City Centre.

The immediate area is well served by public transport with the Jewellery Quarter and Snowhill Metro/Train Station within proximity and frequent bus services close by.

### Description

This Georgian character office provides high quality accommodation whilst maintaining many original features.

The subject suite comprises an 'L shaped' configuration entering a large open plan office

A separate board room, fitted kitchen, toilets and quiet rooms are located off the main office space.

The space benefits from LED lighting, electric heating, emulsion coated walls, laminate wood flooring and power and data cabling.

### Accommodation

**Total (NIA) - 1,225 ft<sup>2</sup> (113.80 m<sup>2</sup>) approx.**

### Rental / Terms

The property is available to let on a new lease, with length to be agreed at £15,925 per annum (exclusive).

### Service Charge

A service charge is levied in respect of the upkeep and maintenance of communal areas, buildings insurance, waste disposal and utilities.

The current service charge premium for Suite 10 is £3,366.24 per annum, payable monthly in advance.

### VAT

We understand that VAT is payable on all outgoings contained within the lease.

### Rateable Value

RV - £12,250

### Energy Performance Certificate

Available on request.

### Planning Use

We understand that the property has consent under Use Class B1 (Business) but may be suitable for alternative uses subject to obtaining the necessary change if use.

### Legal Costs

Each party are to be responsible for their own legal and surveyor's fees incurred during this transaction.

### Availability

The property is available from June 2023.

### Viewings

Strictly via prior appointment with the sole agent Siddall Jones on **0121 638 0500**

